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MLS # RX-10389336 - Active



List Price:	CALL TO VERIFY	Kitchen	17	X	9
Bedrooms:	4	Dining Room	15	X	12
Bathrooms:	2.1	Dining Area	10	X	9
Garage:	2.0	Family Room	17	X	16
Pvt Pool:	No	Living Room	15	X	14
Liv SqFt:	2,396	Master Bedroom	18	X	13
Tot Sq Ft:	2,975	Bedroom 2	13	X	12
Waterfront:	Yes	Bedroom 3	12	X	11
Wtr Type:	Lake	Den	13	X	11
Pets:	Restricted	Utility Room	9	X	6
Front Exp:	N	Patio/Balcony	15	X	8
Year Built:	2009				
Short Sale:	No				
Model:	Gibraltar-Wall Down				

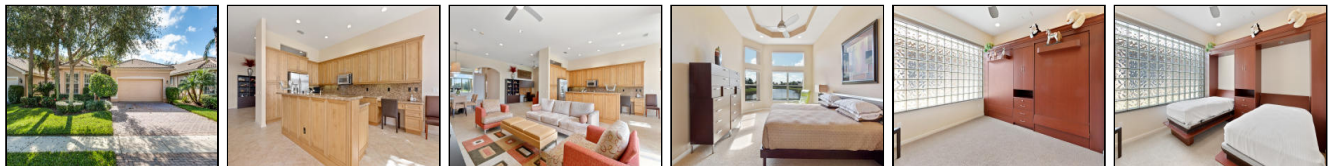
Subdivision: Valencia Pointe
Address: 6804 Montrose Way
 Boynton Beach FL 33437

HOA or Cond: HOA Mandatory
Fee: 600
App Fee: 260

Min Days Lease: 210
Special Asmt: No
Units/Complex: 690

Absolutely stunning Gibraltar model with the wall down, on a premium LONG LAKE lot, sold TURNKEY w/tasteful, newer furnishings! This is the ONE...bring your suitcase and move right in! On entry, take in the pristine ceramic tile on the diagonal w/lovely inlay, volume ceilings, light & bright open floor plan. The wall between dining & great room has been opened up for a much more open feel and ample long lake views! Kitchen features Maple finish wood cabinetry w/finished off end caps & trim, Granite countertops and full Granite back splash, wood pantry doors, pull outs & stainless steel appliances. High end lighting fixtures & ceiling fans throughout. Master suite has amazing lake views, upgraded carpeting, & a luxurious master bath w/dual granite vanities,

Construction:	CBS	View:	Lake
Flooring:	Carpet; Tile	Restrict:	Buyer Approval; Lease OK w/Restrict; Pet Restrictions
Furnished:	Turnkey	Taxes:	County Only; Homestead
Roof:	S-Tile	Special Info:	Sold As-Is
Security:	Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys- Owned	Rooms:	Den/Office; Family; Laundry-Inside
Dining Area:	Breakfast Area; Eat-In Kitchen	Lot Description:	Interior Lot; Sidewalks
Master:	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Included:	Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Storm Shutters; Washer; Water Heater - Elec		
Subdiv. Amenities:	Basketball; Bike - Jog; Billiards; Clubhouse; Exercise Room; Game Room; Manager on Site; Picnic Area; Pool; Sidewalks; Tennis		
Exterior Features:	Auto Sprinkler; Covered Patio; Open Patio; Shutters; Zoned Sprinkler		
Interior Features:	Entry Lvl Lvng Area; Foyer; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		



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